

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14681, of the National Presbyterian Church, pursuant to 11 DCMR 3108.1, for a special exception under Section 206 to establish a private elementary school with a maximum of 260 students and 40 faculty and staff as an addition to an existing school building in the R-1-B District at premises 4101 Nebraska Avenue, N.W., (Square 1724, Lot 805).

HEARING DATE: September 30, 1987
DECISION DATE: September 30, 1987(Bench Decision)

FINDINGS OF FACT:

1. The site, known as premises 4101 Nebraska Avenue, N.W., comprises 12 acres and is located at the southeast corner of the intersection of Nebraska Avenue and Van Ness Street, N.W. The site is located in an R-1-B District which extends in all directions from the site.

2. The site comprises 12 areas owned by the National Presbyterian Church. The site is improved with a church, a school building and administration building.

3. The school was established at the site in 1969 and provides instruction for approximately 185 students at levels ranging from pre-school through grade six. Thirty faculty members and staff personnel are associated with the school.

4. The School's curriculum has been expanded to include art, music, physical education, science and library programs. Because of this growth and diversification, and the unavailability of space in the school building, the fourth through sixth grade classes and one of the pre-school sections must meet in one of the church buildings separate from the school and playground.

5. As captioned above, the applicant proposes to construct an addition comprising a 7,800 square foot classroom building, a 4,746 square foot gymnasium/multi-purpose auditorium and a 1,650 square foot lobby area. The total size of the addition will be approximately 14,196 square feet. The proposed addition will adjoin the school building and provide a courtyard for greenspace. The exterior facade will harmonize with the existing structure in design and

color. The addition is intended to integrate the old and the new in a manner that will have a minimal affect on the existing greenspace and open quality of the site.

6. The design and location of the proposed addition will blend harmoniously with the existing buildings. The addition will be located on the interior of the site between the existing administration building and school building.

7. The expansion is intended to accommodate the existing programs and to eliminate crowding. The maximum enrollment in the enlarged building will be 260 students with 40 faculty and staff members. The increase in enrollment will permit a rounding out of class sizes.

8. The expanded facilities will allow for curriculum expansion to include more physical education, theatre and other activities and to allow for a consolidation of the entire program into a single building. The current separation of the students in grades four, five and six from the main school building and playground prevents its complete integration of these students into the school environment.

9. A school has existed on the site since 1953. The school does not generate a substantial amount of traffic. Many of the trips that are generated by the school do not coincide with the morning and evening peak hours. Major school events tend to occur in the middle of the day and on evenings and weekends.

10. Section 2101 of the Zoning Regulations requires the provision of two parking spaces for every three teachers or other employees. With a total staff of 40, this yields a requirement of 28 spaces. In addition, the church requires 110 spaces. The total number of spaces required for the current use is therefore not less than 138. The site contains a total of 409 parking spaces of which 188 are subject to daytime use by employees of NBC. If the 188 spaces are entirely deleted from the calculation, the remaining 221 spaces are well above the statutory requirement of 138 spaces. After typical business hours, use of the 188 spaces are added to this total. The site provides more parking than will be needed by the school including the addition. The extensive parking provided on the site ensures that traffic impact related to the use is minimal.

11. Advisory Neighborhood Commission (ANC) 3E by letter dated May 18, 1987, stated that in its meeting on May 14, 1987, it voted unanimously to support the application of the National Presbyterian School to build additional classrooms and an activity center at the school. The Board concurs with the recommendation of the ANC.

12. Several persons attended the hearing to express their support of the application.

13. There were no parties or persons in opposition to this application.

CONCLUSIONS OF LAW AND OPINION:

Based on the Findings of Fact and the evidence of record, the Board concludes that the applicant is seeking a special exception, the granting of which requires substantial evidence that the applicant has complied with the requirements of Sub-section 3108.1 and Section 206 of the Zoning Regulations. The Board concludes that the applicant has met its burden of proof. The location and the program are not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions. Ample parking is provided at the site to accommodate students, teachers and visitors.

The Board further concludes that the special exception can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map and it will not affect adversely the use of neighboring property.


The Board concludes that it has accorded the ANC the "great weight" to which it is entitled. Accordingly, it ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

1. Construction shall be in accordance with the plans marked as Exhibit No. 19A of the record.
2. Enrollment shall be limited to a total of 260 students with 40 faculty members and staff.

VOTE: 4-0 (Maybelle T. Bennett, Paula L. Jewell, Charles R. Norris, and Carrie L. Thornhill to grant; William F. McIntosh not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


EDWARD L. CURRY
Executive Director

FEB 26 1988

FINAL DATE OF ORDER: _____

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

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